

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
FEBRUARY 27, 2008

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, John Reagan (arrived at 8PM), Gile Beye, William Perron. Alternate member Peter Schibbelhute, Planning Consultant Gerald Coogan, secretary Jane Boucher.

Chair Fred McGarry called the meeting to order at 7PM.

APPROVAL OF MINUTES

William Perron moved and Gile Beye seconded to approve the minutes of January 23, 2008.

The following corrections were made to the minutes:
Page 2 Paragraph 6: Correct to read "...the Kuklas consider..."
Page 4 Paragraph 5: Correct to read "...i.e....."

Chair McGarry called for a vote on the motion. Motion carries.

William Perron moved to approve the minutes of January 30, 2008. Gile Beye seconded.

The following corrections were made to the minutes of January 30, 2008:
Page 3 Paragraph 3: Correct to read: "...Town currently has an overlay district and questioned if encouraging commercial uses around village centers is something..."
Page 2 Paragraph 10: Correct to read "Joseph Dubiansky said..."

Chair McGarry called for a vote on the motion. Motion carries.

APPROVAL OF INVOICES

Gile Beye moved to approve the manifest in the amount of \$4126.62 and three time sheets for Jane Boucher. William Perron seconded. Voted in favor. (KNA 90.00 Tukcor; KNA 948.50 Tukcor; KNA 585.41 Kukla; KNA 390.00 DeFranzio; Upton & Hatfield 1634.86; SNHPC 477.85; Time Sheets for Jane Boucher 1/10 - 1/23 ;1/24-2/6; 2/7-2/20.

REQUESTS TO COMBINE LOTS

Kate Hartnett moved and William Perron seconded to approve a lot consolidation for MJP Trust, Mary McQuillan Trustee. Map 208 Lots 108, 109 and 110. Voted in favor.

Gile Beye moved and William Perron seconded to approve a lot consolidation request for Lawrence Friling. Map 206 Lots 27,28. Voted in favor.

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7:15 JACK MUNN SNHPC
Jack Munn was present.

Mr. Munn provided copies of a revised Source Water Protection Plan.

Mr. Munn said there are two approaches to adopting the protection plan . One would be through the site plan review process . The other approach is to look at major aquifers and come up with an aquifer protection plan.

The Board reviewed the information submitted by SNHPC including the "Proposed Aquifer Protection Overlay Ordinance", Maximum impervious site coverage may exceed 10%..".

Kate Hartnett questioned the 2,500 feet referenced under maximum Site Coverage and asked where that date came from. Mr. Munn replied it came from the State's DES. Ms. Hartnett asked where the basis came from. Mr. Munn said he will research and find an answer.

Board members reviewed Approach B: Proposed Aquifer Protection Overlay Ordinance including Prohibited Uses, Conditional Uses and Permitted Uses.

Fred McGarry commented that quite a few towns have argued against underground storage tanks (USTs) being located in an aquifer protection area. He added that generally USTs ultimately leak in time.

Chair McGarry noted that storage of ammonia, hydrogen peroxide, potassium hydroxide, sulfuric acid and acetic acid all were suppose to be exempted because they are used in water treatment processes. He said that unless they are used in conjunction with water treatment plants they should not be exempt. Mr. Munn noted that there is also a section outlining Conditional Use Permits for industrial and commercial land uses, multi family residential development , sand and gravel excavation, and storage , handling and use of regulated substances in quantities greater than household quantities.

Mr. Munn commented that he had also changed the elevation of the standing water table from 6 feet to 4 feet to comply with Excavation Regulations.

Kate Hartnett suggested that the Board look at changing the regulations to 6 feet.

Chair McGarry referred to 331.5 Maximum Site Coverage and questioned what the difference was between a lot and a building site. Mr. Munn replied that a building site may be an

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accessory use. He added that he will try to better define a building site.

Kate Hartnett commented on a reference to the Israel Institute of Technology's definition of aquifer transmissivity in #5 and asked Mr. Munn if USGS's definition be used instead

8PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT;
TIMOTHY HAHN, SKI DOO LANE
Mr. Hahn was present.

Chair McGarry read the Notice of Public Hearing by which Timothy Hahn, 2 Ski Doo Lane, Deerfield, NH has applied for a Lot Line Adjustment for Timothy Hahn (Map 206 Lot 17 consisting of .486 acres) and Sandra Spidale, 3 Ski Doo Lane, Deerfield, NH (Map 206 Lot 18 consisting of 2.634 acres. The intent of the application is to transfer .624 acres from Lot 18 to Lot 17. Lot 17 would then consist of 1.110 acres and Lot 18 would consist of 2.010 acres.

Gerald Coogan provided a memo noting that the applicant had been granted to Mr. Hahn since Lot 18 will become less conforming after the lot line adjustment. Mr. Coogan noted that the Planning Board can accept the application as complete.

William Perron moved and Gile Beye seconded to accept the application.

Mr. Hahn was asked where the septic would be located. He replied that his designer is still working on it.

William Perron moved to approve the Lot Line Adjustment for property owned by Timothy Hahn on 2 Ski Doo Lane and Sandra Spidale, 3 Ski Doo Lane, Deerfield, NH. Gile Beye seconded. Voted in favor.

8:15PM APPLICATION FOR PUBLIC HEARING; SITE PLAN REVIEW; ERIC AND SANDRA LAHR, NORTH ROAD
Eric Lahr and Roscoe Blaisdell were present.

Chair McGarry read the notice of public hearing by which Eric and Sandra Lahr 13 North Road Deerfield, NH (identified as Tax Map 210 Lot 56) consisting of 12 acres and owned by the applicants have applied for a Site Plan Review.

The intent of the application is to build a 100 foot x 50 foot commercial building to house a transmission repair shop.

Gerald Coogan noted that he had prepared a memo and a review by Steve Keach was received today. He summarized saying that in most towns two primary uses are not permitted however here

there will be two primary uses the Lahr residence and the Lahr commercial building. Mr. Coogan said that Building Inspector Richard Pelletier interprets it as one primary use and one accessory use.

Mr. Coogan said that Steve Keach, in his review, had listed several items needed to be addressed. He noted that the applicant has two waiver requests. He added that he felt the application was complete.

William Perron moved to accept the application. John Reagan seconded. Voted in favor.

Roscoe Blaisdell provided plans for the Board's review. Mr. Blaisdell explained that Mr. Lahr resides on the property and wishes to construct a 100 x 50 foot building for his transmission repair business which is currently located in Candia.

Mr. Blaisdell said he would like to go over some of Steve Keach's comments. He noted that he will be working on the septic design. He referred to Mr. Keach's comment regarding impact fees and questioned it. Chair McGarry replied that an impact fee will be assessed for roads based on the traffic being generated and number of trips per day. Mr. Coogan will work with Mr. Blaisdell to come up with a figure.

Mr. Blaisdell commented that the driveway has been moved based on DOT.

Kate Hartnett referred to the form outlining criteria and energy conservation. Ms. Hartnett read "c. Does the activity reduce non-renewable energy usage, through the application of alternative energy systems, re-use of existing buildings, and through committed energy conservation and/or recycling measures?"

Mr. Lahr said they have a waste oil burner. Ms. Hartnett stressed the importance of energy conservation when constructing.

Kate Hartnett referred to Mr. Coogan's memo of 2/20. She noted the importance of using full cut off lighting and asked what plantings will be used.

Mr. Lahr will provide a landscape plan.

Mr. Lahr asked if it is necessary to pave the driveway. Chair McGarry said a paved section is necessary to define handicapped parking.

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John Reagan moved to grant waivers to Section 4.41 c(J): Survey of entire property . William Perron seconded. Voted in favor.

John Reagan moved to continue the public hearing for a site plan review for Eric and Sandra Lahr to March 26, 2008 at 7:45PM. William Perron seconded. Voted in favor.

OTHER BUSINESS

John Reagan moved and Gile Beye seconded to extend the agreement for Community Planning Assistance to Gerald Coogan to February 28, 2009. Motion carries.

Gile Beye moved and Kate Hartnett seconded to grant an extension to David and Glenda Sorak for a Site Plan Review to April 27, 2008. Voted in favor.

The meeting was adjourned at 9:15PM.

Recorded and transcribed by Jane Boucher
Pending approval by the Planning Board